



83, Green Acres

Gamlingay, Sandy,
Cambridgeshire, SG19 3LY
Freehold £265,000

country
properties

Situated in the popular village of Gamlingay, we are pleased to offer to the market this rarely available 2 double bedroom terraced bungalow. The property benefits from a lounge/diner, kitchen, shower room, garage en-block and a lawned rear garden with patio area, timber shed and a pathway leading to gated rear access. The property is situated within easy access to local amenities. Viewing comes highly recommended!

- Terraced bungalow
- 2 Double bedrooms
- Approx 20ft lounge/diner
- Walk-in shower
- Front & rear garden
- Garage en-block
- Village location
- Council Tax band C / EPC rating F

Accommodation

Entrance Porch

Window to the side aspect, door to:-

Lounge/Diner

20' 7" x 10' 9" (6.27m x 3.28m)

Window to the front aspect, feature electric fireplace, wall mounted electric heater, door to:-

Kitchen

10' 9" x 8' 6" (3.28m x 2.59m)

Range of matching wall mounted and base level units with work surface over and inset stainless steel sink, fridge/freezer, plumbing for a washing machine, space for tumble dryer, window to the rear aspect, wall mounted electric heater, door onto rear garden.

Inner Hallway

Hatch to partially boarded loft with ladder & light, built in storage cupboard, doors to:-

Bedroom One

12' 7" max x 10' 7" (3.84m x 3.23m)

Window to the front aspect, built in wardrobes, wall mounted electric heater, built in cupboard.



Bedroom Two

12' 4" x 10' 2" (3.76m x 3.10m)
narrowing to 7' 8" x 4' 7" (2.34m x 1.40m)

Window to the rear aspect, wall mounted electric heater.

Shower Room

Window to the rear aspect, wash hand basin with pedestal, WC, double shower cubicle, heated towel rail.

External

Rear Garden

Mainly laid to lawn with mature plant and flower borders, patio area ideal for entertaining, outside tap, timber storage shed and gated access to the rear.

Garage

Situated en-block with metal up and over door.

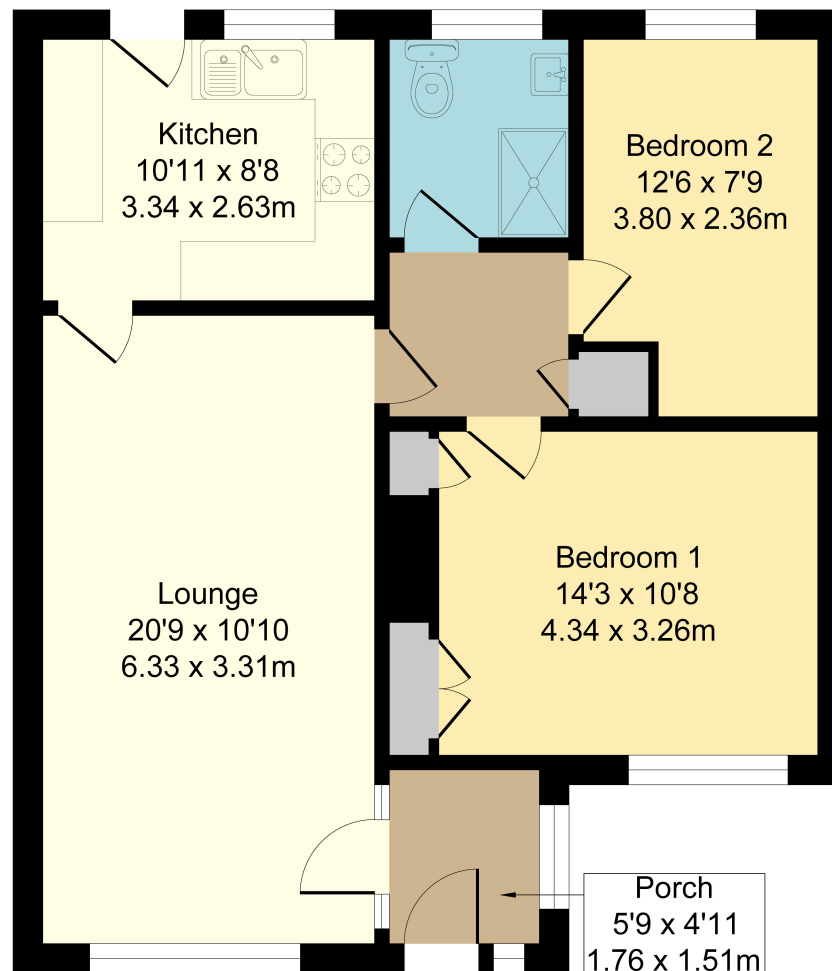
Agent's Notes

Gamlingay

Gamlingay is a pretty, well appointed village in South Cambridgeshire, located within an approximate 40 minute drive of Cambridge and within easy access to railway stations at Sandy and Biggleswade. The village has many amenities to include local supermarkets, doctors, pharmacy and post office. There are plenty of leisure pursuits and fabulous countryside walks to be enjoyed and the local restaurants and pubs are popular. There is also a village primary school and the schooling is within the catchment area for Comberton secondary school and sixth forms.

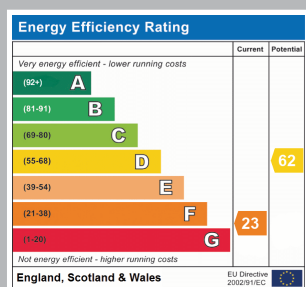






Total Area: 63.2 m² ... 680 ft²

All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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